

TRANSFER
TAX
PAIDWARRANTY DEED
Statutory Short Form

028168

56-71

I, **MILDRED WISELEY** of Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to **RICHARD C. BURNS and JAN M. BURNS** of Fairfield, County of Somerset, State of Maine, whose mailing address is 2 Flood Avenue, Fairfield, ME 04937, as joint tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate on Roosevelt Avenue in said Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Lot No. 78 on a Plan and profile of Roosevelt Avenue from Hillcrest Extension to North Street made by E. B. Coffin, City Engineer, and recorded at Kennebec County Registry of Deeds in Plan Book 11, Pages 26 and 27.

Also a strip of land having a frontage of fifteen (15) feet wide and adjoining said Lot No. 78 to the east, said strip being bounded and described as follows, to wit: Starting at the northeast corner of said Lot No. 78 it being also the northwest corner of Lot No. 77 as shown on said referred to plan; thence to the east along the northerly line of said Lot No. 77 a distance of fifteen (15) feet; thence at right angles to the south a distance of one hundred (100) feet to the southerly line of said Lot No. 77; thence to the west along the southerly line of Lot No. 77 a distance of fifteen (15) feet to the southwest corner of said Lot No. 77; thence to the north along the westerly line of said Lot No. 77 a distance of one hundred (100) feet to the point of beginning.

Also another certain lot or parcel of land, situate on Roosevelt Avenue in said Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Starting at a point in the northerly line of Lot No. 77 which point is fifteen (15) feet easterly from the northeast corner of Lot No. 78, all as shown on a plan and profile of Roosevelt Avenue from Hillcrest Extension to North Street, made by E. B. Coffin, City Engineer, and recorded in Kennebec Registry of Deeds in Plan Book 11, Pages 26 and 27; thence to the east along said northerly line of Lot No. 77 as shown on the aforesaid plan, a distance of twenty (20) feet to a point; thence to the south at right angles to the line last described a distance of one hundred (100) feet to the southerly line of said Lot No. 77 a distance of twenty (20) feet to a point; thence at right angles to the line last described a distance of one hundred (100) feet to the point of beginning.

This conveyance is subject to the following restrictions which are to run with the land, to wit: No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty feet from the line of any street that said building faces, provided, however, that porticoes projecting not over three feet, steps and windows are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than ten thousand (\$10,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Being the same premises conveyed to Mildred Wiseley by Warranty Deed from Joseph H. Cromarty and Barbara B. Cromarty dated June 25, 1996, and recorded in the Kennebec County Registry of Deeds in Book 5163, Page 115.

@mdr

WITNESS my hands and seals this 30th day of August, 2002.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

William P. Dubord

Mildred Wiseley
Mildred Wiseley

Sally Wiseley
By Sally Wiseley under Power of
Attorney dated August 30, 2002, and
to be recorded in the Kennebec County
Registry of Deeds concurrent herewith

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: August 30, 2002

Then personally appeared the above named Sally Wiseley, as attorney in fact for the above named Mildred Wiseley, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of the said Mildred Wiseley.

Before me,

William P. Dubord

Notary Public

Print

Name: _____

WILLIAM P. DUBORD

Attorney At Law

Notary Public

My Commission Expires 6/26/2008



RECEIVED KENNEBEC SS.

2002 SEP -4 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS